

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

February 4, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Collins, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Quigley, Sims and Suffredin (14)

Absent: Commissioners Claypool, Schneider and Steele (3)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use on certain property described therein:

295858 DOCKET #8471 – SHANNON WALLACE, Owner, 4931 South Long Avenue, Chicago, Illinois 60638, Application (No. SU-08-04; Z08067). Submitted by Same. Seeking a SPECIAL USE in the R-5 Single Family Residence District for the continued use (as granted by SU-80-39) for a two unit apartment building in Section 9 of Stickney Township. Property consists of approximately 0.18 of an acre located on the eastside of Long Avenue, approximately 240 feet north of 50th Street in Stickney Township, County Board District #11. Intended use: For a two unit residential apartment building. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Peraica, seconded by Commissioner Goslin, moved the approval of Communication No. 295858. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

298598 DOCKET #8492 – C. MENDEZ, Owner, Application (No. V-08-104): Variation to reduce right interior side yard setback from 10 feet to 1 foot 3 inches; and reduce rear yard setback from 5 feet to 3 feet for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.16 of an acre located on the north side of 115th Place, approximately 100 feet east of Hamlin Avenue in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

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298599 DOCKET #8499 – R. WAGNER, Owner, Application (No. V-09-01): Variation to divide one (1) lot into two (2); on lot B reduce lot area from 40,000 square feet to 30,018 square feet for a single family residence on septic system in the R-4 Single Family Residence District. The subject property consists of approximately 1.61 acres, located on the north side of George Bremnan Highway, approximately 326 feet east of 175th Street in Bremen Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

298600 DOCKET #8500 – E. MARTIN, Owner, Application (No. V-09-02): Variation to reduce left interior side yard setback from 15 feet to 10 feet; reduce right interior side yard setback from 15 feet to 13 feet; reduce lot area from 40,000 square feet to 13,145 square feet; and reduce lot width from 150 feet to 99 feet (all existing) for a second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre located on the east side of South 113th Avenue, approximately 199 feet south of 157th Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

298601 DOCKET #8502 – C. PETRASEK, Owner, Application (No. V-09-04): Variation to reduce lot area width from 20,000 square feet to 16,800 square feet (existing); reduce front yard setback from 32 feet (@ .20%) to 30 feet (existing); and reduce corner side yard setback from 25 feet to 20 feet (existing) for a proposed detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.39 of an acre, located on the northwest corner of 60th Street and Edgewater Avenue in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Peraica, seconded by Commissioner Goslin, moved the approval of Communication Nos. 298598, 298599, 298600 and 298601. The motion carried unanimously.

Vice Chairman Murphy moved to adjourn, seconded by Commissioner Sims, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary

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